

FOR LEASE

THE RIDGE

10 RIDGEMONT WAY,
SHERWOOD PARK, AB

1,156 SF & 2,747 SF
ENDCAP UNITS AVAILABLE

2,747 SQUARE FOOT
BUILT OUT RESTAURANT SPACE
AVAILABLE IMMEDIATELY

Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

John Shamey
Partner
780 702 8079
john.shamey@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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HIGH TRAFFIC NEIGHBORHOOD RETAIL CENTRE

- Fully fixtured space available for immediate possession
- Join Circle-K, Sherwood Veterinary Clinic, Barber Shop, Eco Dry Cleaners, Calla Beauty Boutique, and Wagsmore Pet Grooming
- 2,747 SF and 1,156 SF Available
- Located along Wye Road in the southeast of Sherwood Park
- Ideal tenant's include Restaurant, Daycare, Medical/Pharmacy, Dental, Professional Offices and other neighborhood services



**MATURE
HIGH INCOME
NEIGHBOURHOOD**



**EASY
ACCESS**



**HIGH
EXPOSURE**



**CAPTIVE
MARKET**



**HIGH
TRAFFIC**

PROPERTY DETAILS



MUNICIPAL ADDRESS:

10 Ridgemont Way,
Sherwood Park, AB



LEGAL DESCRIPTION:

Plan 8923386, Block 399, Lot 1



NEIGHBOURHOOD:

Regency Park



ZONING:

C1 - Community Commercial



PARKING:

Pooled Parking



AVAILABLE SIZES:

1,156 SF (Endcap)

2,747 SF (Endcap)



AVERAGE TRAFFIC COUNT:

13,000 Vehicles per day



OP. COSTS & PROPERTY TAXES:

\$10.00 per SF

2,747 SF FULLY FIXTURED RESTAURANT SPACE



1,156 SF END CAP WITH WASHROOM



SITE PLAN

WYE ROAD

RIDGEMONT WAY

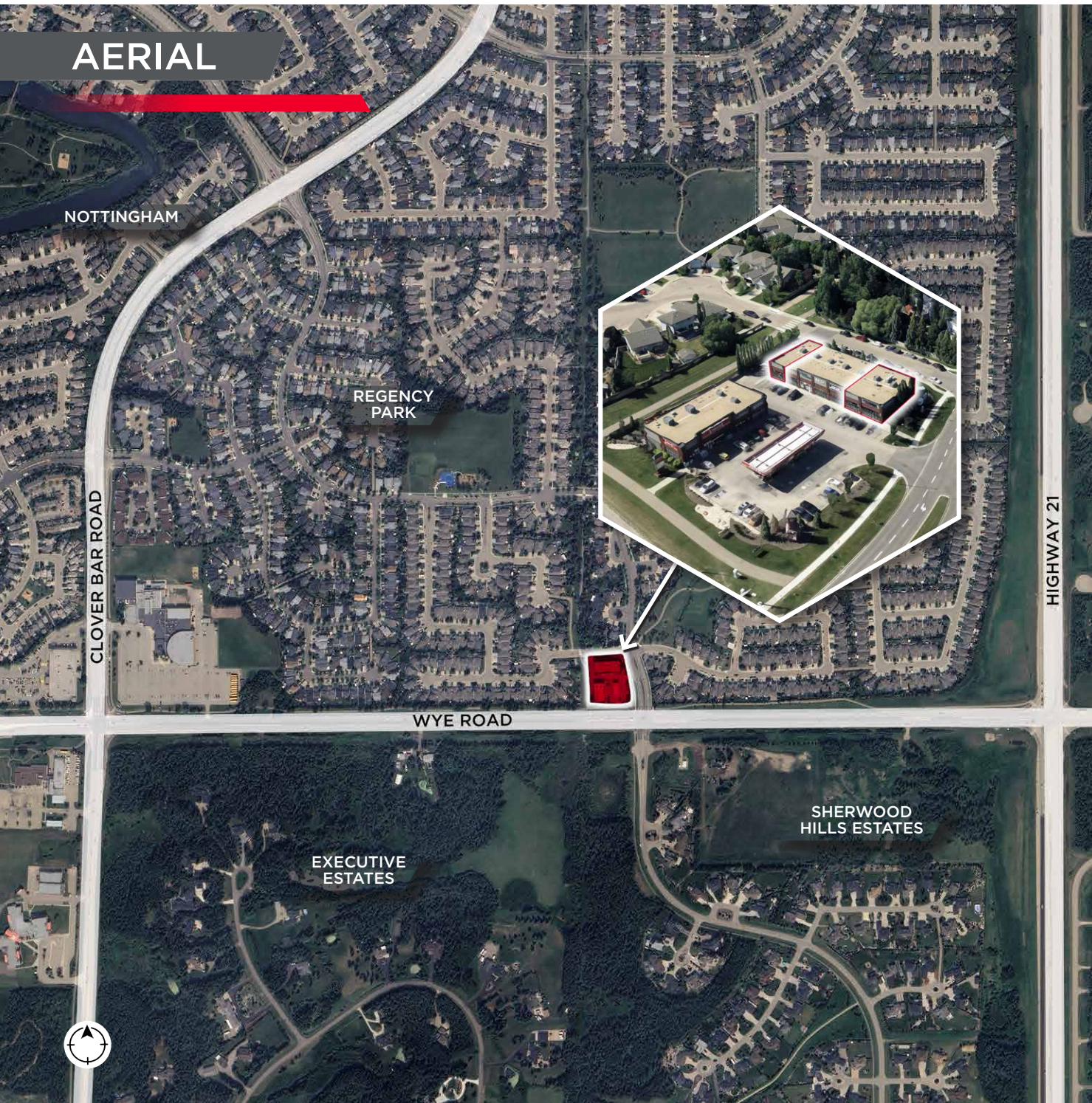




EXTERIOR



AERIAL



DEMOGRAPHICS



POPULATION

1km	3km	5km
5,338	28,559	69,753



AVERAGE INCOME

1km	3km	5km
\$197,160	\$195,608	\$175,213



HOUSEHOLDS

1km	3km	5km
1,816	9,886	24,625



VEHICLES PER DAY

11,960 on Highway 21
16,861 on Wye Road

